

**CITY OF COSTA MESA  
PUBLICATION**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Zoning Administrator will render a decision on **Thursday, November 7, 2019**, or as soon as possible thereafter, on the following item:

**Application No.:** ZA-19-87 (PA-16-50 A1)

**Applicant/Agent:** Aric Yarberry, Wincome USA

**Site Address:** 3350 Avenue of the Arts

**Zone:** Planned Development Residential - High Density (PDR- HD)

**Description:** Zoning Application 19-87 is a request for an amendment to Master Plan PA-16-50 to modify the design for a previously-approved hotel expansion project. The proposed amendment would modify the previously-approved 15-story hotel plus a 5-story parking garage to a ten-story mid-rise hotel plus two below-grade parking levels. The modified design would result in the same number of hotel rooms and a similar overall square footage but with a reconstructed restaurant, lobby, and elevated entry. Consistent with the previously-approved project, 335 parking spaces would be provided. Tiered landscape planters/retaining walls and an elevated walkway are proposed within the perimeter landscaped setback along Avenue of the Arts.

**Environmental Determination:** An addendum to previously-approved Final Program EIR No. 1054 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Costa Mesa Environmental Guidelines. The City Council adopted the original Final Program EIR on November 20, 2007 by Resolution No. 07-89. An addendum to Final Program EIR No. 1054 was adopted on November 28, 2016 for a modified project under PA-16-50 (SCH#2007011125). The proposed modifications to the project under ZA-19-87 have been evaluated and no new environmental impacts or mitigation measures were identified. Therefore an Addendum to the previously-approved EIR and addenda was prepared in accordance with CEQA Guidelines Section 15162. The addendum will be reviewed and considered by the Zoning Administrator along with the project on November 7, 2019.

**Additional Information:** For more information, call (714) 754-5245, or email [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov) or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays. There will be **no public hearing** on this request. Any written correspondence must be received by the Planning Division prior to **12:00 p.m.** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

